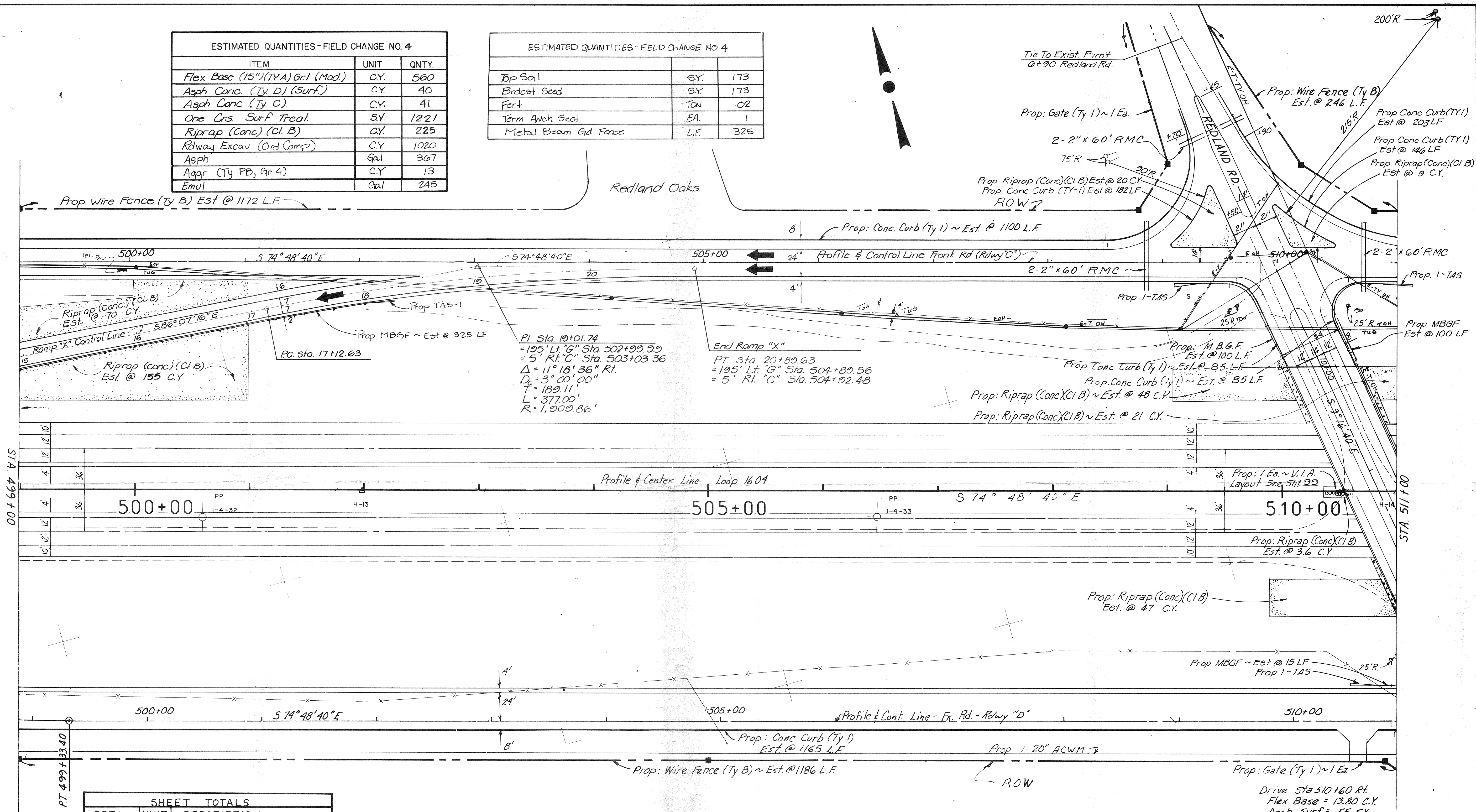


ESTIMATED QUANTITIES - FIELD CHANGE NO. 4		
ITEM	UNIT	QNTY.
Flex Base (15") (TYA) Gr. I (Mod.)	C.Y.	560
Asph Conc. (Ty. D) (Surf.)	C.Y.	40
Asph Conc (Ty. C)	C.Y.	41
One Crs. Surf. Treat.	SY.	1221
Riprap (Conc) (Cl. B)	C.Y.	225
Rdway Excav. (Ord Comp)	C.Y.	1020
Asph	Gal	367
Aggr (Ty PB, Gr 4)	C.Y.	13
Emul	Gal	245

ESTIMATED QUANTITIES - FIELD CHANGE NO. 4		
Top Soil	SY.	173
Brdcst Seed	SY.	173
Fert	TON	.02
Term Anch Sect	EA.	1
Metal Beam Gd Fence	L.F.	325



SHEET TOTALS		
EST.	UNIT	DESCRIPTION
12	STA.	PREP ROW
240.312	C.Y.	RDWY EXCAV (ORD COMP)
145	C.Y.	RIPRAP (CONC) (CL B)
215	L.F.	MTL BEAM GD FENCE
3	EA.	TERM ANCH SECT
37,263	SY.	FURN & PLAC TPL
37,263	SY.	BRDCST SEED (BERMUDA)
1.863	TON	FERT (16-8-8)
7	EA.	ROW MARK (TY II)
2900	L.F.	CONC CURB (TY I)
2654	L.F.	WIRE FENCE (TY B)
2	EA.	GATE (TY I)

1	EA	VEH IMPACT ATTEN ASSEM
5.75	C.Y.	CL A CONC (VEH DEFL WALL) **
360.	L.F.	CONDUIT (RM) (2in)
1,431.	C.Y.	EMBANKMENT
6	HR	BLAD *
6	HR	SCRAP WORK *
6	HR	BLOZR WORK *
6	HR	FRT END LOADER WORK *

\* Entrances & Streets  
 \*\* See Sheet 99 for details.

**FIELD CHANGE  
NO. 4**

Also See Sht's 22B, 40A & 49D.

**PRELIMINARY  
SUBJECT TO CHANGE PLAN SHEET  
LOOP 1604**

#148  
SCALE 1" = 40'

FED. ROAD DIST. NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
6	TEXAS	RS 2359 (20) etc.	238
STATE DIST. NO.	COUNTY	CON. NO.	SEC. NO.
15	BEXAR	2452 03	48



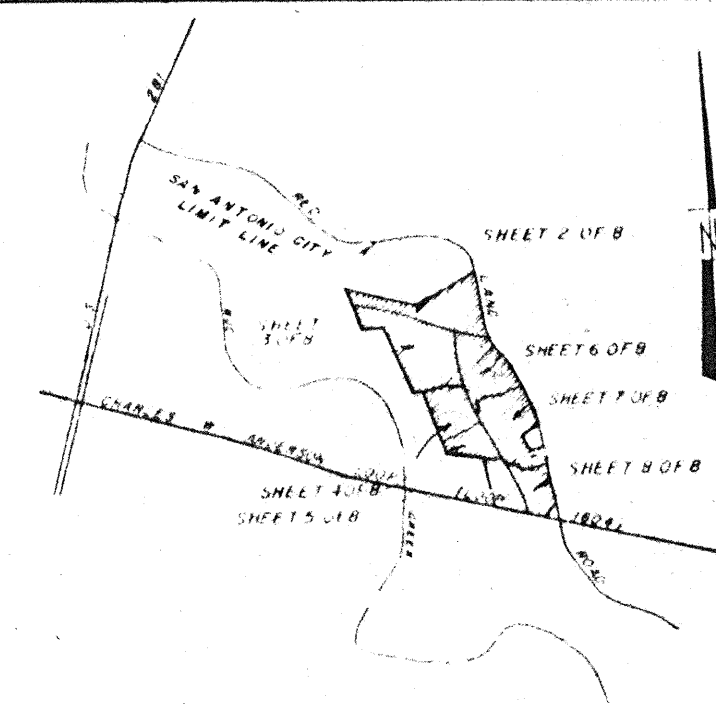
RECEIVED  
1988 APR 25 PM 2:46  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

ESPEY, HUSTON

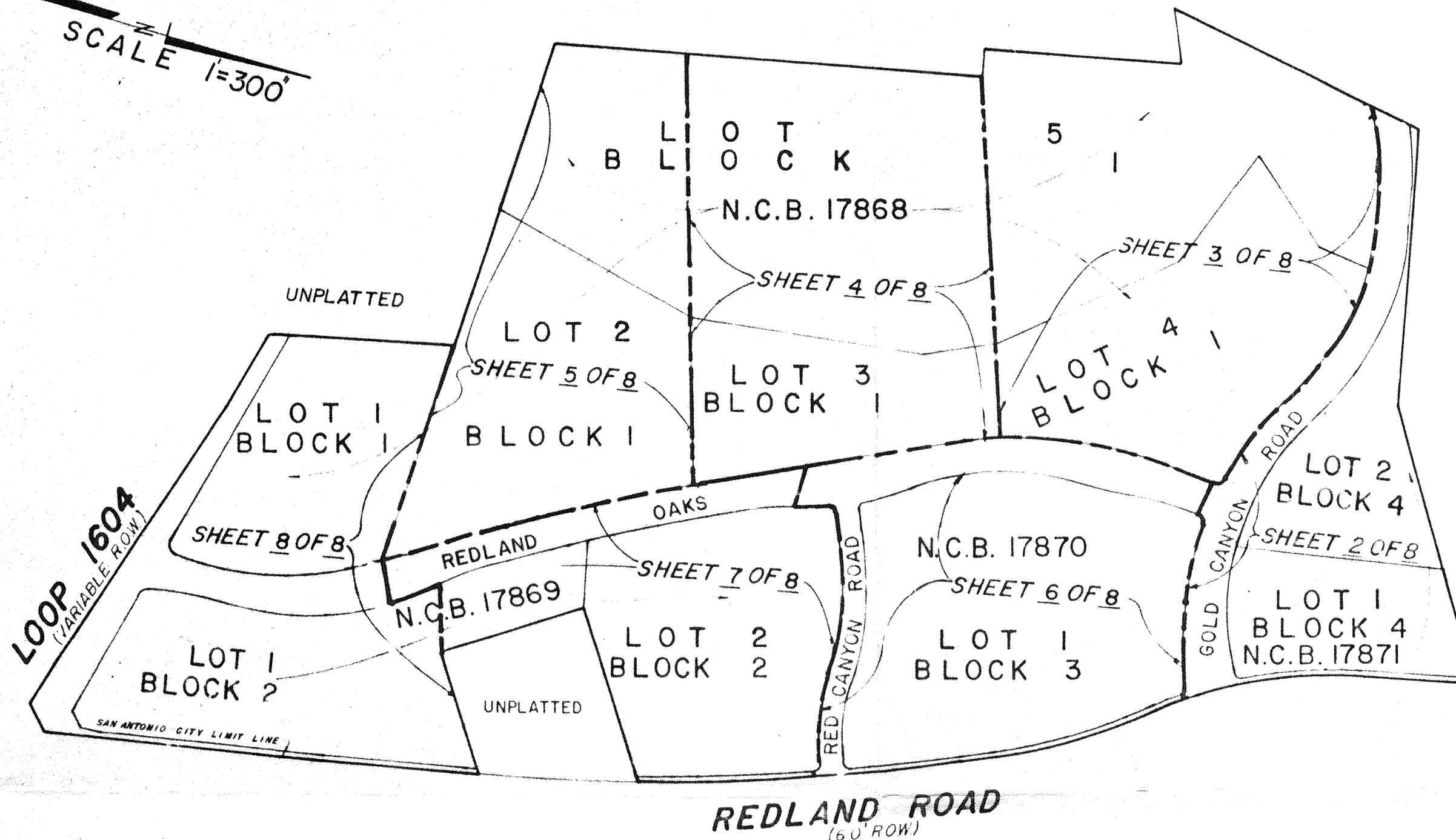
Job 2625.00

REDLAND OAKS SUBD. PLAT

## LOCATION & INDEX MAP



SCALE 1"=300'



The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 19 \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT  
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE  
OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASE-  
MENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO  
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

## INDEX SHEET

SUBDIVISION PLAT  
OF

REDLAND OAKS

BEING A 114.17 ACRE TRACT OF LAND SITUATED  
IN THE DOMINGO LOSOYA SURVEY, SURVEY NO. 354-1/2,  
ABSTRACT NO. 451, C.B. NO. 4952, THE JUAN ESCAMIA  
SURVEY, SURVEY NO. 356-1/2, ABSTRACT NO. 218,  
C.B. NO. 4954 AND THE JUAN ESCAMIA SURVEY, SURVEY  
NO. 91-1/2, ABSTRACT NO. 217, C.B. NO. 4953, N.C.B.  
15671, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**ESPEY, HUSTON & ASSOCIATES, INC.**  
ENGINEERING and ENVIRONMENTAL CONSULTANTS  
1000 Central Parkway North San Antonio, Texas 78232  
Suite 160 (512) 491-9008

THIS PLAT OF REDLAND OAKS HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A. D. 19 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING  
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY  
CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS  
COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS  
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS  
GOVERNING SAME, AND THAT THIS PLAT HAS BEEN AFFIRMED BY THE SAID  
COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

DIRECTOR OF PUBLIC WORKS,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Robbie L. Winkler  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A. D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_  
OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

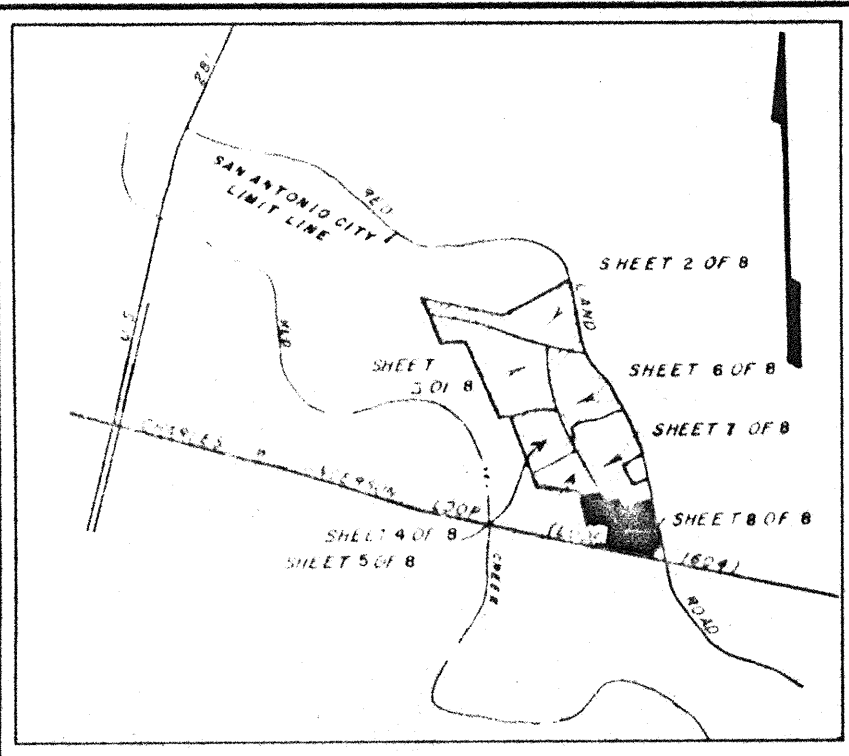
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
DAY OF \_\_\_\_\_ A. D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SHEET 1 OF 8

#148



LOCATION & INDEX MAP

### CURVE DATA

CV.	DELTA	RADIUS	LENGTH	CHORD	TANGENT	C.B.
1.	00°09'17"	10855.39'	29.32'	29.32'	14.66'	S31°09'21"E
2.	00°18'05"	5699.65'	29.97'	29.97'	14.99'	S09°59'47"E
3.	37°56'14"	770.13'	510.38'	501.09'	264.96'	S12°14'53"E
4.	33°37'22"	724.00'	424.86'	418.79'	218.75'	N13°40'28"W
5.	94°24'08"	25.00'	42.97'	37.87'	25.01'	S55°24'48"W
6.	61°49'11"	25.00'	26.97'	25.68'	14.97'	N43°52'03"W
7.	00°14'53"	5686.65'	24.63'	24.63'	12.31'	N09°58'11"W
8.	11°55'13"	724.00'	150.63'	150.36'	75.59'	N36°26'46"W
9.	03°43'21"	678.00'	44.05'	44.04'	22.03'	N01°16'32"E
10.	12°22'19"	676.00'	145.97'	145.69'	73.27'	N06°46'18"W

THE COORDINATES OF THE POINTS OF BEGINNING AND ENDING OF THE EASEMENTS IDENTIFIED HEREON WERE PROVIDED BY THE CITY OF SAN ANTONIO, TEXAS, A REGISTERED PUBLIC SURVEYOR OF ESPEY, HUSTON & ASSOCIATES, INC., A REGISTERED PROFESSIONAL ENGINEER, WHO ASSUMES NO LIABILITY FOR COORDINATE ACCURACY.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances, together with the right of ingress and egress over grantor's adjacent land, and the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 19 \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT  
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

SCALE 1"=100'

### NOTE:

- ALL IRON RODS ARE SET UNLESS OTHERWISE INDICATED.
- CONTOURS SHOWN ARE BASED ON AN AERIAL TOPOGRAPHIC MAP FROM INTERNATIONAL AERIAL MAPPING COMPANY DATED MARCH 1981.
- THE AREA BEING PLATTED LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ PLAT \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS, BEXAR COUNTY, TEXAS

## REDLAND OAKS

BEING A 114.17 ACRE TRACT OF LAND SITUATED IN THE DOMINGO LOSOYA SURVEY, SURVEY NO. 354-1/2, ABSTRACT NO. 451, C.B. NO. 4952, THE JUAN ESCAMIA SURVEY, SURVEY NO. 356-1/2, ABSTRACT NO. 218, C.B. NO. 4954 AND THE JUAN ESCAMIA SURVEY, SURVEY NO. 91-1/2, ABSTRACT NO. 217, C.B. NO. 4953, N.C.B. 15671, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**ESPEY, HUSTON & ASSOCIATES, INC.**  
ENGINEERING AND ENVIRONMENTAL CONSULTANTS  
1000 Central Parkway North Suite 160 San Antonio, Texas 78232  
(512) 491-9008

THIS PLAT OF \_\_\_\_\_ REDLAND OAKS \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Robbin L. Wickline  
REGISTERED PUBLIC SURVEYOR

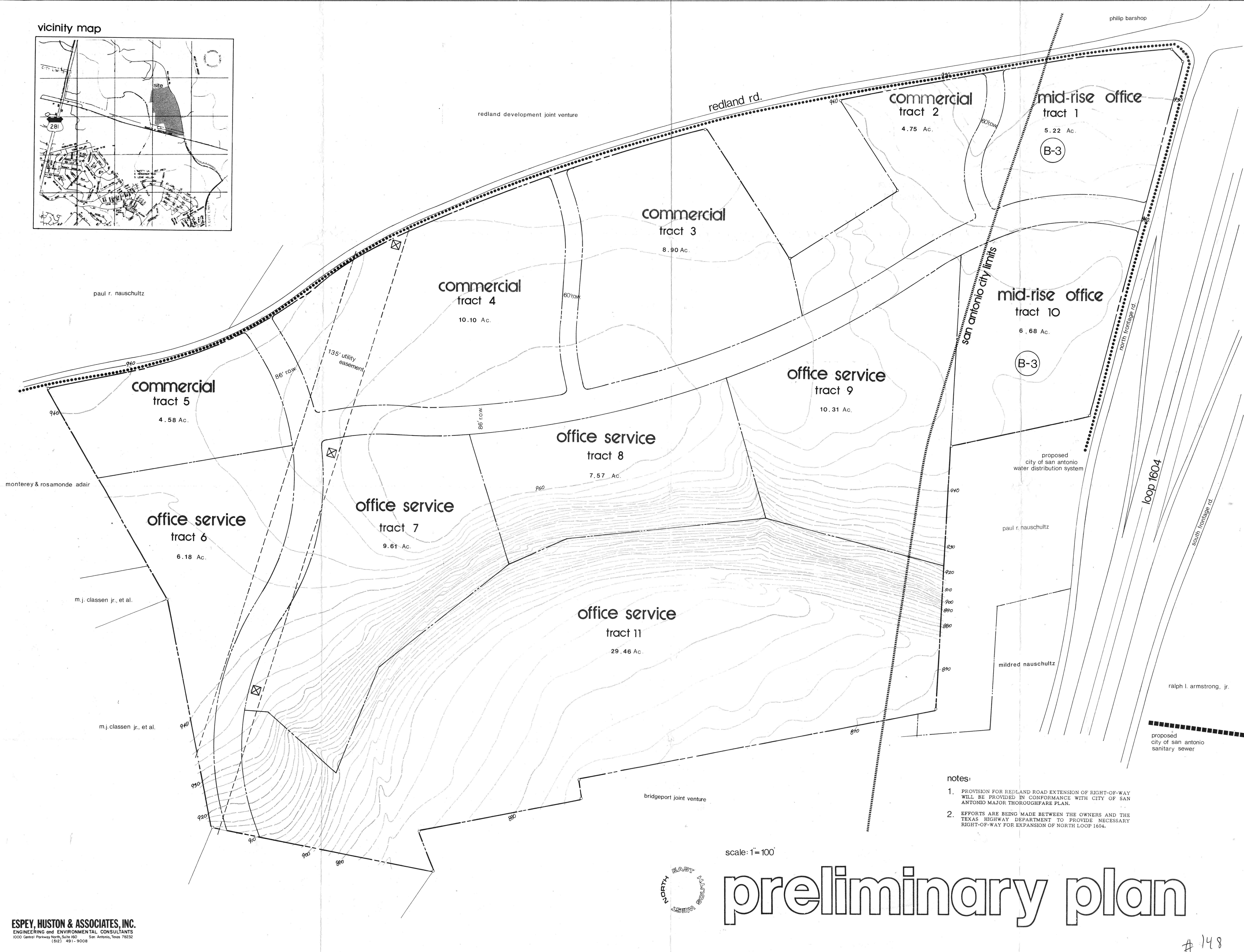
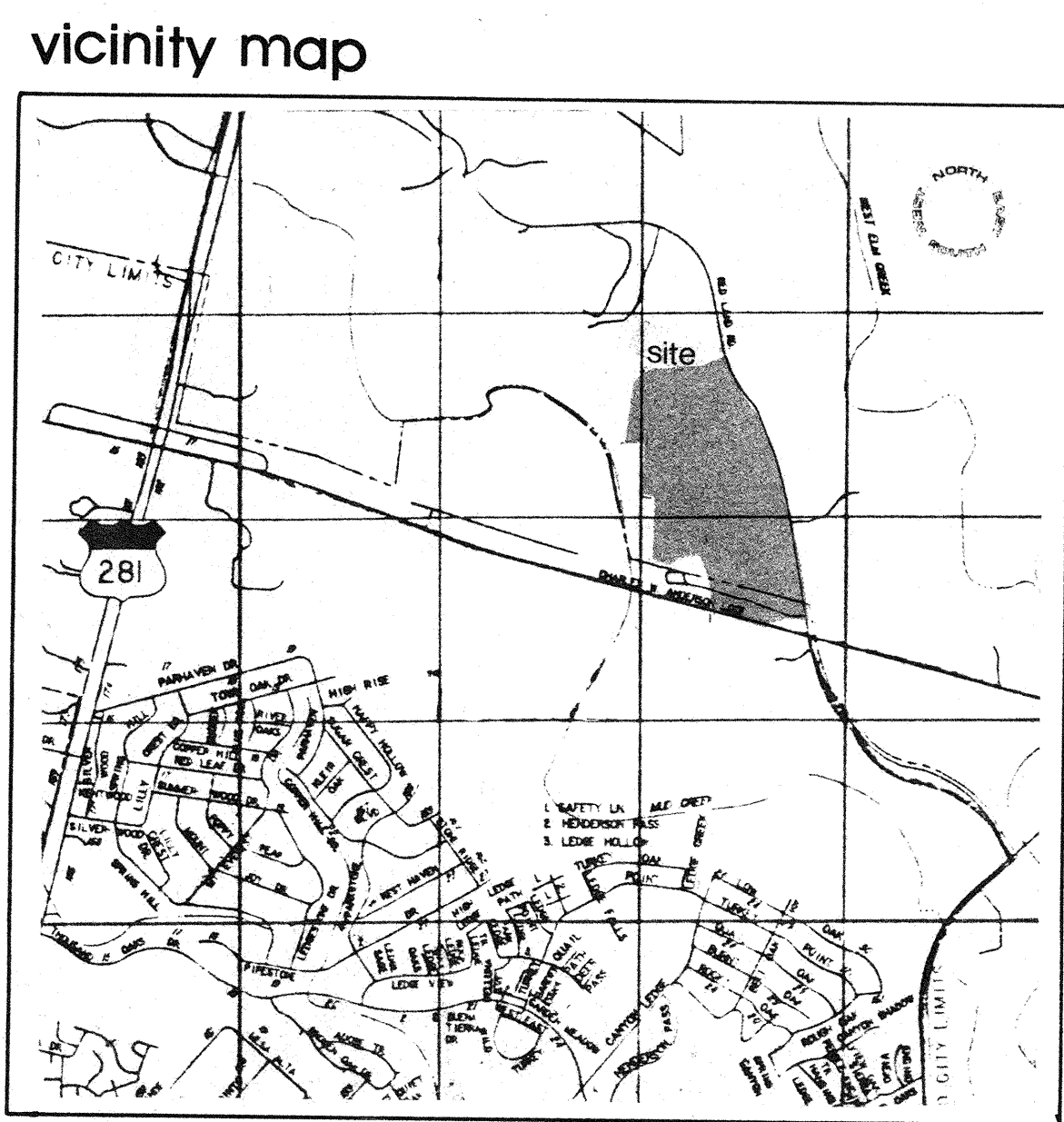
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_  
OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
DEPUTY \_\_\_\_\_



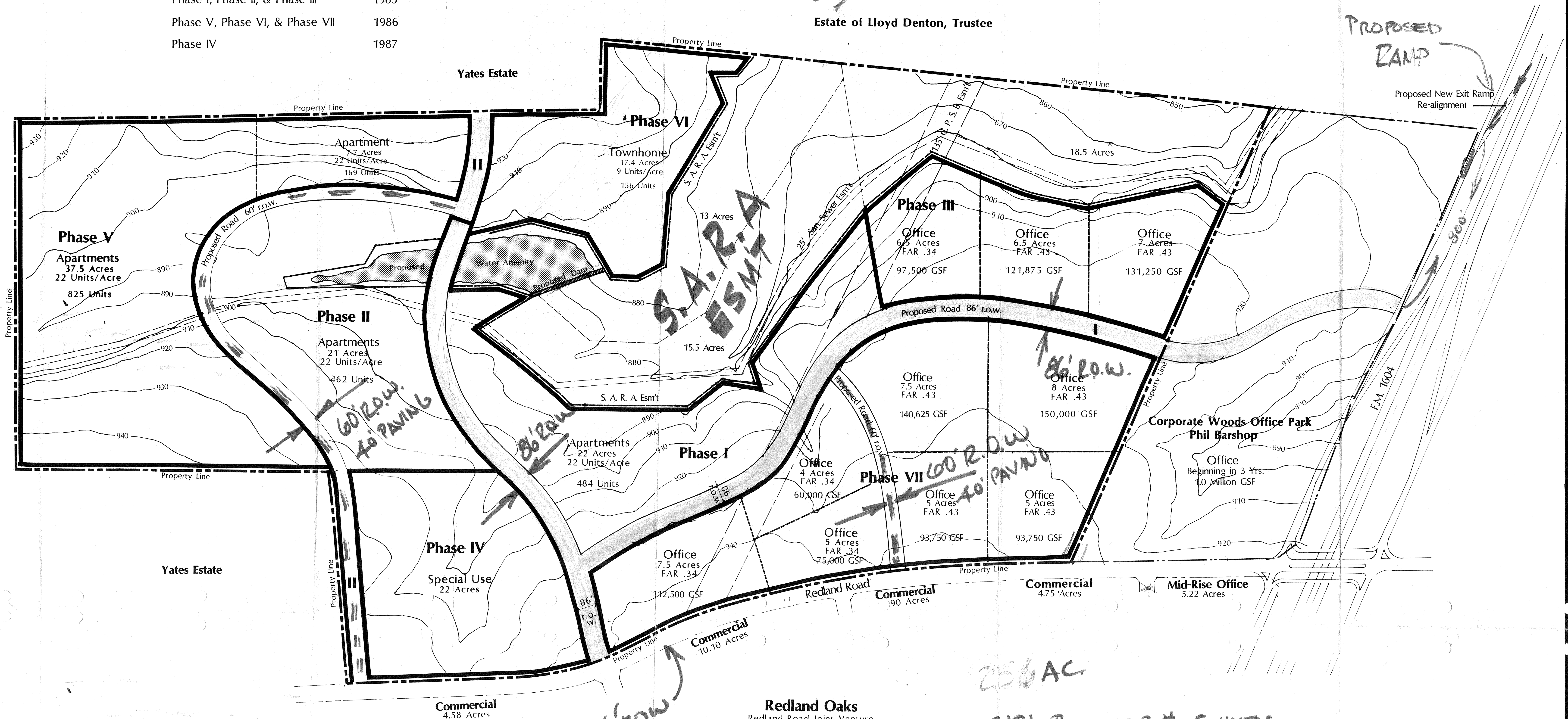




# Construction Time Table

Phase	Year of Completion
Phase I, Phase II, & Phase III	1985
Phase V, Phase VI, & Phase VII	1986
Phase IV	1987

1. Source of Water: City of San Antonio Water Board to Provide Water
2. City of San Antonio will Provide Sanitary Sewer "Denton Line" Phase I.

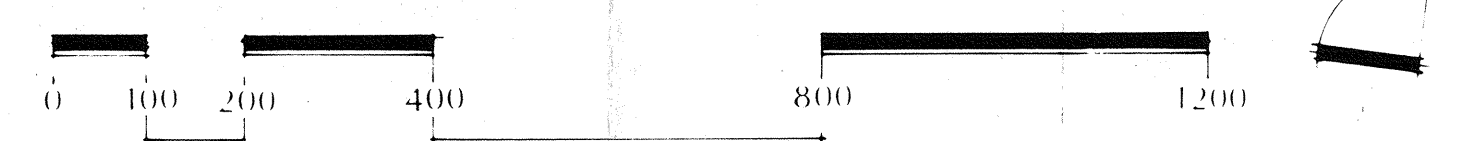


REDLAND - BULVERDE JOINT VENTURE  
MASTER PLAN  
SAN ANTONIO, TEXAS

## Legend

Townhomes	12 Acres-Net	25 Acres-Gross	9 Units/Acre	108 Units
Apartments	91.5 Acres-Net	107 Acres-Gross	22 Units/Acre	2013 Units
<b>Total</b>	<b>103.5 Acres-Net</b>	<b>132 Acres-Gross</b>		<b>2121 Units</b>
Special Use	22 Acres			
Office	62 Acres-Net	80.5 Acres-Gross	FAR Varies See Plan	1.08 Million GSF

Note: Acreage does not include proposed roads



DESIGNED BY HARWOOD K. SMITH & PARTNERS  
December 14, 1984

RECEIVED  
1-21-85

RECEIVED  
JAN 21 1985  
DEPARTMENT OF PLANNING  
Subdivision Section

#148







INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-17-64-64  
(To be assigned by the Planning Dept.)

REDLAND-BULVERDE JOINT VENTURE  
P.O.A.D.P. NAME

Paragon Properties  
NAME OF DEVELOPER/SUBDIVIDER  
Harwood K. Smith & Partners, Inc.  
NAME OF CONSULTANT

1000 Central Pkwy. N., Suite 265  
San Antonio, Texas 78232 512-496-9660  
ADDRESS PHONE  
1111 Plaza of the Americas North, LB 307  
Dallas, Texas 75201 214-748-5261  
ADDRESS PHONE

GENERAL LOCATION OF SITE 256 acres approximately 900' north of the intersection of  
F.M. 1604 and Redland Road on the northeast quadrant.

EXISTING ZONING (If Applicable) n/a

PROPOSED WATER SERVICE

- ☒ City Water Board  
☐ Other District \_\_\_\_\_ Name  
☐ Water Wells

PROPOSED LAND USE

- ☒ Single Family  
☐ Duplex  
☒ Multi-Family  
☒ Business  
☐ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio  
☐ Other System \_\_\_\_\_ Name  
☐ Septic Tank(s)

DATE FILED Jan. 21, 1985

REVISIONS FILED \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE Feb 18, 1985  
(within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(within 15 working days of receipt)

June 1986  
(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;  
☒ (b) name of the plan and the subdivisions;  
☒ (c) scale;  
☒ (d) proposed land use(s) by location and type;  
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)  
☒ (f) the proposed source and type of sewage disposal and water supply;  
☒ (g) contour lines at no greater than ten (10) foot intervals;  
☒ (h) projected sequence of phasing;  
☒ (i) existing and/or proposed zoning classification(s);  
☒ (j) known ownership and proposed development of adjacent undeveloped land; and  
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 1-22-85

Data Manager 1-22-85  
TRANSPORTATION STUDY OFFICE 1-22-85

COMMENTS: water only what we they can do with it





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

May 10, 1988

Nathaniel H. Hardy, P.E.  
Pape & Dawson Engineering Co.  
9300 Broadway  
San Antonio, Texas 78217

RE: Redland Oaks Development Plan #207

Dear Mr. Hardy:

This is in response to your written request as to Planning staff's position on your proposed 86' ROW extension in Redland Oaks POADP as it relates to FM 1604.

The Development Review Committee reviewed and accepted the original plan on August 6, 1984. At that time, it was recommended that the planned entry street (86' ROW) at FM 1604 be coordinated with the State Department of Highways and Public Transportation (SDHPT). The purpose was to preclude any conflict with possible projected highway plans. We concur with the location Redland Oaks as long as it meet with SDHPT approval.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

Michael C. O'Neal, AICP  
Planning Administrator  
Dept. of Planning

MCO/RR/sm

cc: Mr. Eddie Sanchez  
State Dept. of Highways and  
Public Transportation  
P.O.Box 29928  
San Antonio, Texas 78284





#207

# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

November 13, 1985

Planned Environments, Inc.  
Mr. James Latson  
8000 West Ave. Suite #2  
San Antonio, Texas 78209

Re: Redland Oaks Plan  
File#84-17-64-44  
Revised 11/4/85

Dear Mr. Latson:

The POADP committee has reviewed and accepted your latest revised plan of Redland Oaks. However, in accordance with Sec. 36-20(d) of the Subdivision Regulations, this acceptance is conditional upon your acknowledgement of the following committee comments.

Redland Road is a Secondary Arterial Type "A", 86' R.O.W. on the Major Thoroughfare Plan. Provisions for proper street dedication is requested. Please revise your plan accordingly.

Please note that these are staffs comments and this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please call Roy Ramos at 299-7900.

Sincerely,

Michael C. O'Neal  
Planning Administrator  
Department of Planning



491-9008

# CITY OF SAN ANTONIO

SAN ANTONIO TEXAS

2-19-85  
February 19, 1985

Applicant: Espey, Huston & Associates, Inc.  
Mr. Shepherd Long, P.E.  
Address: 1000 Central Parkway North, Suite 160  
San Antonio, Texas 78232

Re: Redland-Bulverde ☐ Preliminary Plan  
Joint Venture ☐ P.O.A.D.P.  
File #: 85-17-64-64

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) is in general compliance with the Subdivision Regulations  
( ) lacks compliance with the Subdivision Regulations regarding:
- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | ( ) _____                         |
| ( ) Dead-end streets                     | _____                             |
| ( ) Cul-de-sac streets in excess of 500' | _____                             |

( ) See annotations/comments on attached copy of your plan.

(X) Comments: This is to advise you that the POADP bordering the southern property line of your development project has been amended to delete the 60' R.O.W. referenced in our comments dated January 30, 1985.  
In view of this, staff offers no objections to your plan as submitted.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

*Michael C. O'Neal*  
Michael C. O'Neal  
Chief, Current Planning

sm

"AN EQUAL OPPORTUNITY EMPLOYER"





# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

January 30, 1985

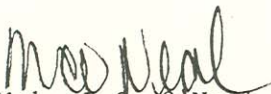
Applicant: Espey, Huston & Associates, Inc.  
Attn: Mr. Shepherd Long, P.E.  
Address: 1000 Central Parkway North, Suite 160  
San Antonio, Texas 78232

Redland-Bulverde  
Re: Joint Venture ☐ Preliminary Plan  
☒ P.O.A.D.P.  
File #: 85-17-64-64

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (x) is in general compliance with the Subdivision Regulations
- ( ) lacks compliance with the Subdivision Regulations regarding:
- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | ( ) _____                         |
| ( ) Dead-end streets                     | _____                             |
| ( ) Cul-de-sac streets in excess of 500' | _____                             |
- ( ) See annotations/comments on attached copy of your plan.
- (x) Comments: See attachment.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

  
Michael C. O'Neal  
Chief, Current Planning



Attachment

Redland-Bulverde Joint Venture

It is noted that the POADP bordering the southern property line of your scheme is not consistent with your proposal. The development plan (Corporate Woods Office Park) calls for a 60' R.O.W. linking the north-south 86' facility with Redland Road. In addition, the street as depicted encroaches into the Pargon property. Taking this into account, it is recommended that planning efforts be coordinated with neighboring property owners. Once this matter has been resolved, please make the necessary changes to the POADP and resubmit the plan for staff review.





# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

*Espey, Huston & Associates, Inc.*

Applicant: *Att: Mr. : Shepherd D. Long P.E.*  
Address: *1000 Central Parkway north, Suite 160*  
*San Antonio, Texas 78232*

*Joint Venture*

Re: *Redland-Bulverde*

☐ Preliminary Plan

☒ P.O.A.D.P.

File #: *85-17-64-64*

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☒ is in general compliance with the Subdivision Regulations  
( ) lacks compliance with the Subdivision Regulations regarding:

- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | ( ) _____                         |
| ( ) Dead-end streets                     | _____                             |
| ( ) Cul-de-sac streets in excess of 500' | _____                             |

- ( ) See annotations/comments on attached copy of your plan.

☒ Comments: *It is noted that the POA DP borders the southern R of your scheme is not consistent with your proposal. The development plan (Corporate Woods Office Park) calls for a 60' ROW. Linking the north-south 86' facility with Redland Rd. <sup>in position</sup> the street as depicted encroaches onto the Paragon property. Taking this into account, it is recommended that*

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

*planning efforts be coordinated with neighboring property owners. Once this matter has been <sup>resolved</sup> addressed please make the necessary changes to the POA DP. and resubmit the plan for staff review.*

Michael C. O'Neal  
Chief, Current Planning



#207

CITY OF SAN ANTONIO, TEXAS

SAN ANTONIO, TEXAS 78201

Date: August 6, 1984

Planned Environments, Inc.

Applicant: Mr. James B. LatsonAddress: 8000 West Avenue, Suite #2  
San Antonio, Texas 78213Re: Redland Oaks

M7 Preliminary Plan

P.O.A.D.P.

File #: 84-17-64-44

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ meets the P.O.A.D.P. requirements

☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

<input type="checkbox"/> 36-20D(a)	<input type="checkbox"/> 36-20D(e)	<input type="checkbox"/> 36-20D(i)
<input type="checkbox"/> 36-20D(b)	<input type="checkbox"/> 36-20D(f)	<input type="checkbox"/> 36-20D(j)
<input type="checkbox"/> 36-20D(c)	<input type="checkbox"/> 36-20D(g)	<input type="checkbox"/> 36-20D(k)
<input type="checkbox"/> 36-20D(d)	<input type="checkbox"/> 36-20D(h)	<input type="checkbox"/> _____

☒ is in general compliance with the Subdivision Regulations

☐ lacks compliance with the Subdivision Regulations regarding:

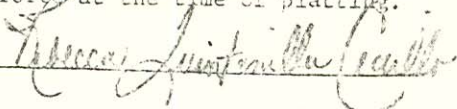
<input type="checkbox"/> Street layout	<input type="checkbox"/> Low density lots
<input type="checkbox"/> Relation to adjoining street system	<input type="checkbox"/> fronting onto major thoroughfares
<input type="checkbox"/> Stub streets	<input type="checkbox"/> 24' alley(s)
<input type="checkbox"/> Street jogs or intersections	<input type="checkbox"/> _____
<input type="checkbox"/> Dead-end streets	<input type="checkbox"/> _____
<input type="checkbox"/> Cul-de-sac streets in excess of 500'	<input type="checkbox"/> _____

☐ See annotations/comments on attached copy of your plan.

☒ Comments: It is recommended that the planned entry street (86' R.O.D.) at F.M. 1604 be coordinated with the Texas State Department of Highways and Public Transportation. The purpose is to preclude any conflict with possible projected highway plans.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By





# DOCUMENT TRANSMITTAL



## ESPEY, HUSTON & ASSOCIATES, INC.

1000 Central Parkway North, Suite 160  
San Antonio, Texas 78232  
(512) 491-9008

To: City of San Antonio - Planning Dept.  
Mr. Eddie Guzman  
Project Name 256 Acres @ Redland Road & FM 1604.

Date January 21, 1985  
EH&A Project No. 5344-01

Gentlemen:

We are ☒ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:

<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Samples	<input type="checkbox"/> Copies
<input type="checkbox"/> Estimates	<input type="checkbox"/> Specifications	<input type="checkbox"/> _____
<input type="checkbox"/> Bulletin	<input type="checkbox"/> Tracings	<input type="checkbox"/> _____
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Sketches	<input type="checkbox"/> _____

By \_\_\_\_\_ Mail By X \_\_\_\_\_ Messenger

Please find attached eight (8) copies of the P.O.A.D.P. for the referenced project. I have had these revised by Harwood K. Smith per a meeting I had several weeks ago with Al Eisenmenger and David Steittle. Please expedite the processing of this P.O.A.D.P.

**RECEIVED**  
JAN 21 1985  
DEPARTMENT OF PLANNING  
Subdivision Section

- |  |  |
|--|--|
| <input type="checkbox"/> For your information and comments | <input type="checkbox"/> Furnish with changes noted — Resubmission not required. |
| <input type="checkbox"/> As per your request               | <input type="checkbox"/> Furnish with changes noted — Resubmission required      |
| <input type="checkbox"/> For coordination purposes         | <input type="checkbox"/> Furnish as submitted                                    |
| <input type="checkbox"/> For your files                    | <input type="checkbox"/> Revise and submit                                       |
| <input type="checkbox"/> For field use                     | <input type="checkbox"/> Please give this matter your immediate attention        |
| <input type="checkbox"/> For your approval or correction   |  |
| <input type="checkbox"/> Returned for correction           |  |

Remarks

NOTE: 60' R.O.W. Streets are proposed to be type A.

If enclosures received are not as listed above, notify us at once.

**ESPEY, HUSTON & ASSOCIATES, INC.**

Telephone (512) 491-9008

Copies to:

By

Shepherd D. Long  
Shepherd D. Long, P.E.



April 21, 1988

Mr. Roy Ramos  
City of San Antonio  
Planning Department  
P. O. Box 9066  
San Antonio, Texas 78285

Re: Redland Oaks Development

Dear Roy:

Per our telephone conversation, we are writing this letter to confirm the Preliminary Overall Area Development Plan (POADP) and the location of Redland Oaks Road for the Redland Oaks property.

The State Department of Highways and Public Transportation (SDHPT) is now constructing an entrance ramp onto Loop 1604, west of existing Redland Road. We want the State to construct the ramp in a location compatible with the future Redland Oaks Road. Therefore, we request the City's confirmation that Redland Oaks Road can be constructed as shown on the POADP for the property.

As we discussed, Espy-Huston and Associates was the engineer of record several years ago on the project. Espy-Huston had submitted a POADP and a preliminary subdivision plat for the property (see portion attached). Pape-Dawson is now the engineer of record for the property. Our plan is to get the State to construct the ramp in the proper location by:

1. Confirming with City Planning Department that the Espy-Huston POADP is in force and valid.
2. Confirming with the City Planning Department that Redland Oaks Road can be constructed in the location shown on the Espy-Huston plat.
3. Providing the geometric information to the State, allowing them to construct the ramp in a location where sufficient separation exists between future road and ramp. This will enable the State to issue driveway permits for the construction of Redland Oaks Road when the owners want to build the road.

Please confirm to us, in writing, that the Espy-Huston POADP is valid, that we can construct Redland Oaks Road as shown on the POADP, using the geometry from the plat.

RECEIVED  
1988 APR 25 PM 2:46  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

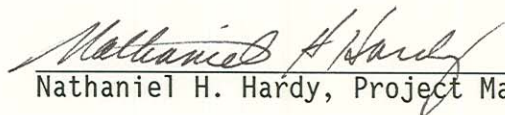


Mr. Roy Ramos  
City of San Antonio  
Planning Department  
April 21, 1988  
Page 2 of 2

If there are objections to the proposed Redland Oaks location, please note them now, as it is doubtful that the State will move the entrance ramp to accommodate the road in the future.

Please call us if you have questions about this correspondence.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
Nathaniel H. Hardy, Project Manager

NHH/dd

Attachments

cc: Mr. Kip McKinney Espy

2625-00  
CSAPLN.NHH/WP





COMMISSION

ROBERT H. DEDMAN, CHAIRMAN  
JOHN R. BUTLER, JR.  
RAY STOKER, JR.

STATE DEPARTMENT OF HIGHWAYS  
AND PUBLIC TRANSPORTATION

South Bexar County Residency  
2300 Roosevelt Ave.  
San Antonio, Texas 78210

ENGINEER-DIRECTOR  
R. E. STOTZER, JR.

May 6, 1988

IN REPLY REFER TO

Project: RS 2359(20)  
Control: 2452-03-048  
Highway: Loop 1604  
County: Bexar  
Limits: From US 281 to  
Bulverde Road

Pape-Dawson Engineers  
9310 Broadway  
San Antonio, Texas 78217

Attention: Nathaniel H. Hardy  
Project Manager

Dear Nat:

Attached is a copy of the drawings showing the proposed westbound entrance ramp which we plan on constructing as soon as possible. This construction will conform with the requirements of the right-of-way dedication deed recorded in Volume 3753, Page 718, of the Official Public Records of Real Property of Bexar County. We used an unapproved subdivision plat of the Redland Oaks subdivision supplied to us by your office to locate the ramp. The intersection location as described on the plat, should not be jeopardized.

We also researched the driveway access permit for Redland Oaks Drive and have found that it is still valid. No other permits are needed by the developer to construct the intersection. We request that you send us a copy of the plat when it is approved. We would like to verify that the intersection is not in conflict with our "no access zone" as described in our design manual. Let me emphasize the point that we maximized our location of the ramp to the east and any relocation of the intersection to the west would place it in conflict with our "no access zone". This would automatically invalidate the driveway permit.

RECEIVED  
1988 MAY 10 AM 10:59  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION



May 6, 1988  
Pape-Dawson Engineers  
Page 2

Should any questions arise, please call this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert E. Magers". The signature is fluid and cursive, with the first name "Robert" being more prominent.

Robert E. Magers  
Supervising Resident Engineer

ES/fnl

cc: City of San Antonio, Planning Department w/1 copy  
J.C. Kight, District Design Engineer w/ 1 copy  
Project/Files

w/Attach. a/s





ESPEY,  
HUSTON &  
ASSOCIATES, INC.  
Engineering & Environmental Consultants

July 10, 1986

Mr. Eddie Guzman  
Planning Subdivision Coordinator  
Planning Department  
111 Plaza De Armas  
San Antonio, Texas 78205

EH&A Job  
No. 7220-43

RE: Redland-Bulverde Joint Venture POADP

Dear Mr. Guzman:

Thank you for lending Espey, Huston & Associates, Inc. (EH&A) your copy of the POADP for the referenced site.

If I can be of any assistance in the future, please do not hesitate to call.

Sincerely,

Glenn M. Seager, E.I.T.  
Engineering Staff

GMS/bs

Attachment: POADP



**ESPEY,  
HUSTON &  
ASSOCIATES, INC.**  
Engineering & Environmental Consultants

1892  
1053 AM  
3m

**FACSIMILE TRANSMISSION**

**HOUSTON DIVISION**

NUMBER OF PAGES INCLUDING COVER SHEET:  
(CIRCLE ONE)

① 2 3 4 5 6 7 8  
9 10 11 12 13 14 15 16  
17 18 19 20 21 22 23 24

DATE:

10/3/91

TIME:

10:50

FAX NO.:

(512) 299-7892

DELIVER TO:

EODLE

FROM:

F. OWEN

EH&A JOB NO.:

COMMENTS:

GRIAT PERMISSION TO RELEASE  
PRELIMINARY PLAN # 148 FOR  
COON TO DADE DAWSON.  
E. Owen

Return to Sender

Destroy after Sending

Mail Original

If transmission error occurs, call (713) 781-8800.

EH&A Houston Division Fax No. - (713) 781-8010

April 20, 1988

Mr. Eddie Sanchez  
State Department of Highways and  
Public Transportation  
P. O. Box 29928  
San Antonio, Texas 78284

Re: Entrance Ramp - Loop 1604, West of Redland Road

Dear Eddie:


This letter is to confirm our understanding of what the State is going to do with reference to the above entrance ramp.

Consistent with the right-of-way dedication deed recorded in Volume 3753, Page 718, of the Official Public Records of Real Property of Bexar County, the State is going to construct the entrance ramp. Further, the State is going to construct the ramp in accordance with geometric information Pape-Dawson supplied the State regarding the proposed Redland Oaks Subdivision. The geometric information is from an unapproved subdivision plat of the Redland Oaks Subdivision, done by Espy-Huston and Associates (see attached). Specifically, the State will position the gore of the proposed entrance ramp the minimum required distance west of the proposed Redland Oaks Drive to enable the property developer to construct Redland Oaks Drive as shown on the proposed subdivision plat of Redland Oaks.

We request that the State send us a dimensional copy of the proposed frontage road ramp prior to beginning construction. We further request that the State confirm, in writing, the validity of the existing driveway permit for Redland Oaks and our client's continued ability to construct Redland Road in the proposed location. We further request that if the State's understanding of the entrance ramp solution is not the same as ours, the State notify us in writing.

We appreciate the State's quick response in this matter and look forward to a mutually agreeable outcome.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
Nathaniel H. Hardy, Project Manager

NHH/dd

cc: Mr. Kip McKinney Espy  
✓ Mr. Roy Ramos - San Antonio Planning Department

attachment

2625-00  
WP-NHH-SDHPT